

3 Bedroom House for Sale in Xylofagou, Larnaca District

Detached, 3- Bedroom Corner House for Sale in Xylofagou Village, Larnaca. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2.7 km from the sea and has very good accessibility due to its proximity to the motorway. X

Double storey villa for sale the village of Xylofagou. The ground floor consists of an open plan kitchen, living, dining area and guest wc. The first floor consists of a main bathroom, 3 bedrooms, master bedroom is en suite (shower) and with veranda access. Externally, the house enjoys covered veranda, garden, and covered parking. Option for private pool also available. The ho...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area | 130 | Plot area | 252 | Reference Number | 53203 |
| Air Conditioning | All rooms, Yes | Pool | Yes | Property type | House |
| | | Parking | Covered, Yes | Condition | Brand New |
| | | | | Bathrooms | 2 |

| Amenities | Location | Region: |
|------------|---|----------------|
| • Guest WC | Location: Xylofagou Coordinates: 34.983100981522 / 33.845552653219 | Larnaca |

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €2 269.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Kalogirou Real Estate

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Price change history

€295 000 on Oct 1, 2025







